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70610



Doc#: 0527605262 Fee: \$50.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/03/2005 02:04 PM Pg: 1 of 3

WARRANTY DEED

THIS INDENTURE WITNESSETH, that the Grantor, **Ann M. James Walker** of Chicago, Illinois or One Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, CONVEY and WARRANT to **Sam Al-Taher and Aziz Hamdan, Jr.** as Joint Tenants whose address is 8401 79th Court, Justice, IL 60458

The following described real estate, to-wit:

LOT 153 IN DOWNING'S SUBDIVISION OF LOTS 7 TO 14 IN J.H. KEDZIE'S SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 1162901, IN COOK COUNTY, ILLINOIS.

PIN NO. 1602 SOUTH HAMLIN, CHICAGO, IL 60623

ADDRESS: 16-23-303-025-0001

Subject to: (a) General real estate taxes not due and payable at the time of closing; (b) Special taxes and assessments confirmed after the Contract Date; (c) Building, building line, use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and ordinances which conform to the present usage of the Premises; (e) Public and utility easements which serve the Premises; (f) Public road and highways, if any; (g) drainage ditches, feeders, laterals and drain tile, pipe or other conduit; (h) Party wall rights and agreements.

Handwritten initials: J, R/S

Situated in Cook County, Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 2nd day of Sept, 2005.

Othe Andy Byrd
ANN M. JAMES WALKER
As Attorney for
M. Ann James
Walker

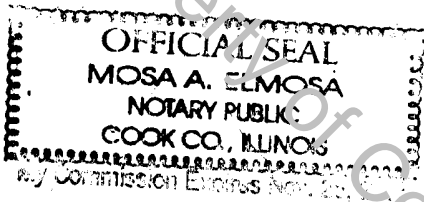
STEWART TITLE OF ILLINOIS
2 N. LaSalle Street
Suite 625
Chicago, IL 60602
312-849-4243

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STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that ANN M. JAMES WALKER, personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this 2nd day of Sept., 2005



Mosa Elmosa
 NOTARY PUBLIC

Return document to:
~~Ottie Andre Bryant~~
~~3930 North Pine Grove, Suite 311~~
~~Chicago, IL 60613~~

Mail tax bills to:
Sam Altman
8401 S. 79th Court
Justice, IL 60488

This document was prepared by:
 Mosa Elmosa
 7053 W. 111th Street
 Worth, IL 60482

"Exempt" under Provisions
 of Paragraph Section 4.
 Real Estate Transfer Tax Act.
9/2/05
 Date [Signature]
 Buyer, Seller or
 Representative

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STATEMENT BY GRANTOR AND GRANTEE

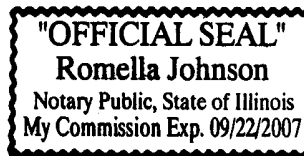
THE GRANTOR OR HIS AGENT AFFIRMS THAT, TO THE BEST OF HIS KNOWLEDGE, THE NAME OF THE GRANTEE SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS, A PARTNERSHIP AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS, OR OTHER ENTITY RECOGNIZED AS A PERSON AND AUTHORIZED TO DO BUSINESS OR ACQUIRE TITLE TO REAL ESTATE UNDER THE LAWS OF THE STATE ILLINOIS.

Dated 9-27-05

SIGNATURE *Wileen Milanese*
Grantor or Agent

Subscribed and sworn to before
me by the said _____
this _____ (th) day of _____, 20____.

Notary Public *Romella Johnson*



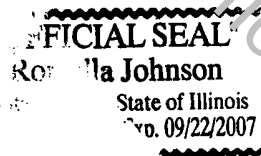
THE GRANTEE OR HIS AGENT AFFIRMS AND VERIFIES THAT THE NAME OF THE GRANTEES SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS , OR OTHER ENTITY RECOGNIZED AS A PERSON AND AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE UNDER THE LAWS OF THE STATE OF ILLINOIS

Dated: 9-27-05

SIGNATURE *Wileen Milanese*
Grantee or Agent

Subscribed and sworn to before
me by the said _____
this _____ (th) day of _____, 20____.

Notary Public *Romella Johnson*



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.